

*Cypress Ridge Professional Center
Office Building*
2344 Crestover Lane, Wesley Chapel, FL 33544



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Florida Properties Group

COMMERCIAL DIVISION



For Sale

- Free Standing, Class A Professional Office Building
- Cypress Ridge Professional Center, Wesley Chapel, FL
- 3,000 +/- SF Building, .07 Acres, Zoned MPUD
- Typical Office Floorplan w/ Excellent Tenant
- Just Off SR56 & Cypress Ridge Blvd, 76,000 AADT on SR56
- Well-maintained and Landscaped - Excellent Curb Appeal
- List Price \$900,000

**For Information
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Class A professional office in the Cypress Ridge Professional Center in Wesley Chapel, FL 33544. Free-standing office building available for purchase with credit worthy Tenant in place. This well-maintained 3,000 SF building is easily accessed from I-75 and SR56 with 76,000 AADT on SR56. The property is fully landscaped on a .07 Acre lot, located in a high-end office park with MPUD zoning.

The building layout features a typical office floorplan with versatility for conversion to medical office use. There are 2 restrooms, a break room, a large reception area, 10+ private offices with windows and common areas with ample storage and counter space.

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its' own representatives as well as state and local agencies. Brokers please note that a variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction. ©2021 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. EHO.

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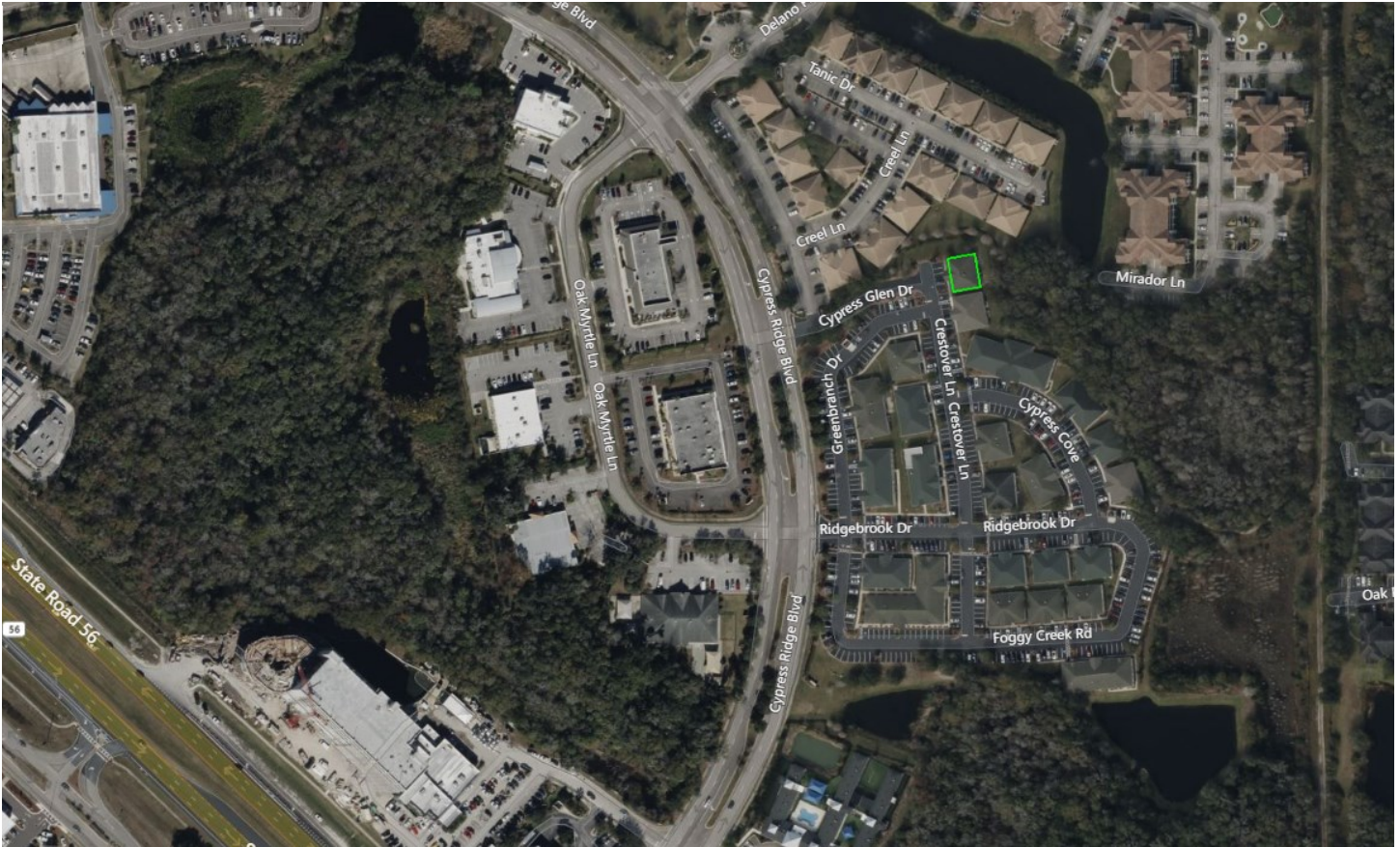
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AREA DEMOGRAPHICS (5 MILE RADIUS)

KEY FACTS

135,187

Population

37.3

Median Age

47,780

Households

\$75,112

Median Disposable Income

ANNUAL HOUSEHOLD SPENDING



\$2,563

Apparel & Services



\$209

Computers & Hardware



\$4,614

Eating Out



\$6,386

Groceries



\$7,358

Health Care

INCOME



\$92,313

Median Household Income



\$39,678

Per Capita Income



\$228,140

Median Net Worth

EMPLOYMENT



80%

White Collar



11%

Blue Collar



9%

Services

3.2%

Unemployment Rate